



## LAND USES

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## ***Land Use Key***

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The Village Redevelopment Area is divided into nine (9) land use districts, which represent the various functional components described in the previous section. The districts are identified below and shown on the map to the right as well as on *Figure 3* (Page ).

District 1:	Carlsbad Village Center
District 2:	Office Support
District 3:	Freeway Commercial Support
District 4:	Residential Support
District 5:	Hispanic Mixed Use Support
District 6:	Service Commercial Support
District 7:	Office Support
District 8:	Residential Support
District 9:	Tourism Support

The charts, which follow this page, list the various types of land uses and identify whether or not a use is "permitted", "provisional", "accessory", or "not permitted" within the noted land use district.

(●) **Permitted Uses** are those which are permitted because they are considered to be consistent with the vision and goals established for each district within the Village boundaries. Although these land uses may be permitted satisfactory completion of the Design Review Process and compliance with all other requirements of the Redevelopment Permit Process is still required for the permitted use.

(○) **Provisional Uses** are those which are permitted subject to discretionary approval (by either the Housing and Redevelopment Director or the appropriate decision making authority). They are approved based upon the findings that the use is consistent with the Village vision and goals under specific conditions imposed by the permit. Uses in this category require special scrutiny concerning location, size, and anticipated impact on adjacent uses. For the purposes of land use policy within the Village, the term "provisional use" replaces the term "conditional use" which is used within the Carlsbad Municipal Code.

(A) **Accessory Uses** are those which are incidental and subordinate to the primary permitted or approved use.

## **LAND USES**

**(X) Not Permitted** means that a land use is not consistent with the permitted or provisional uses of a district or does not achieve the long range goals of the Village Redevelopment Area. Therefore, these uses will be prohibited, without exception, within the specified land use district.

### **Non Conforming Uses**

A property owner should refer to page 73 for information on “non-conforming” land uses. In general, if an existing use is noted as “not permitted” in the following land use charts, the use will be allowed to remain until 1) it ceases to exist; 2) the property is abandoned for a period of 6 months or longer; or 3) there is a proposed change in use. Non-conforming uses, however, will not be allowed to expand or intensify.

### **Enforcement of Permits**

The enforcement of all approved permits shall be governed by Chapters 21.35 and 21.58 of the Carlsbad Municipal Code, which includes the process for revocation of permits. Revocation of permit proceedings shall be conducted by the original approving body.

## **ALLOWABLE LAND USES**

On the following pages, land use charts are provided which list the various types of land uses which are permitted, provisional, accessory or not permitted as a result of adoption of this land use plan within the Village Master Plan and Design Manual. The uses are listed alphabetically by category of land use and according to land use district. For example, for information on where a motel could be located within the Village Redevelopment Area, an applicant/developer would find “motel” (use) under the “commercial services” (category) within the land use chart and learn that motels are permitted by right in Land Use District 9, provisionally in Districts 1 and 3, and not permitted in Districts 2, 4 through 8.

There are eight (8) land use categories listed within the following land use charts. The categories are identified and defined below:

1. **Commercial Services.** These are uses where there is generally an exchange or buying and selling of a service commodity. This relates specifically to services which a person, or persons, may provide to another person, or persons. As examples, these uses include automotive repair services, beauty salons, health clubs, hotels, travel agents and music schools.
2. **Entertainment and Recreation.** These are uses which generally provide an activity which is diverting or engaging, usually an activity which is sought for relaxation and amusement. As examples, these uses include: an art gallery, swim club, cinema, and a park.
3. **Food Services.** These are uses which generally allow for the purchase of food and/or beverage items which have been prepared and served, or made available for purchase, by another person intended to be consumed either on or off the premises. As examples, these uses include fast food restaurants, quick stop food stores, restaurants and sidewalk cafes.
4. **Light Industrial.** These are uses which generally provide for small scale manufacturing of products through the use of specialized tools and machines. In some cases, these are also uses which result in larger scale commercial operations which are primarily designed to provide services to manufacturers in either the transportation of goods or other types of services. As examples, these uses include cabinet shops, research laboratories, machine shops, parcel delivery services, and wholesale businesses.
5. **Offices.** These are uses which generally provide for a place where a particular kind of business is transacted or a service is supplied. As examples, these are places where a professional person such as an attorney, contractor, investment officer, or a doctor conducts business.
6. **Residential.** These are uses which generally provide for a dwelling place. As an example, these are places such as single-family homes or an apartment where a person lives, or persons live, on a permanent or continuous basis.
7. **Retail Businesses.** These are uses which generally provide for the sell of small quantities of commodities or goods directly to the ultimate consumer. As examples, these uses include businesses which sell appliances, crafts, clothing, florists, hardware, pets or pet supplies, videos, and/or musical recordings.
8. **Miscellaneous.** The miscellaneous category has been established to encompass the various land uses which do not clearly fit into one of the above categories.

## **LAND USES**

## ALLOWABLE LAND USES

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	LAND USE DISTRICTS								
LAND USES	1	2	3	4	5	6	7	8	9
<b>COMMERCIAL SERVICES</b>									
Aerobics Studio**	○	○	○	○	○	○	x	x	○
Auto Painting/Detailing	x	x	○	x	x	•	x	x	x
Auto Repair/Services	x	x	○	x	x	•	x	x	x
Auto Towing	x	x	○	x	x	•	x	x	x
Automatic Teller Machine (ATM)*	○	○	○	○	○	○	x	x	○
Barbershops	•	•	•	•	•	○	x	x	○
Beauty Parlors	•	•	•	•	•	○	x	x	○
Bed and Breakfast Inns*	○	○	x	○	○	○	○	○	○
Blueprint/Copy/Duplicating Services*	○	•	•	○	○	○	○	x	x
Business and Professional Schools**	○	○	○	○	○	○	x	○ <sup>(1)</sup>	x
Car Wash	x	A	A	x	x	A	x	x	x
Child Care Center*	○	○	○	○	○	○	○	○	○
Dance Studio/Martial Arts Studio**	○	○	○	○	○	○	.x	x	○
Drama School**	○	○	○	○	○	○	x	x	x
Dry Cleaners	•	•	•	•	•	○	x	x	○
Gas Station w/Bays	x	○	○	x	x	x	x	x	x
Gas Station w/Mini Marts	x	○	○	x	x	x	x	x	x
Health Clubs/Spas**	○	○	○	○	○	○	x	x	○
Hotels*	○	○	○	○	x	x	x	x	•

## District Uses

The key for the chart is:

• Permitted Use	A Accessory Use
○ Provisional Use	x Not Permitted

### Footnotes

- (1) Office uses permitted on Roosevelt Street only.
  - (2) The ground floor of all approved mixed use projects shall be devoted to commercial uses.
  - (3) No drive-thrus.
- \* See specific land use under Provisional Use Standards.
- \*\* See Self-Improvement Services under Provisional Use Standards.
- \*\*\* See Sport Entertainment Uses under Provisional Use Standards.

### General Notes

- ☒ Outdoor seating in ROW is permitted in Districts 1, 2, 5 & 9, only with a provisional use permit approved by the Housing & Redevelopment Director.
- ☒ All existing uses which are noted as “not permitted” within a land use district noted on this land use chart shall be allowed to remain pursuant to the non-conforming regulations set forth within this chapter. No expansion or intensification of non-conforming uses will be permitted.
- ☒ No Adult Entertainment Uses permitted within any land use district within the Village.
- ☒ For all Village properties which are also located within the Coastal Zone, the primary permitted land uses for all ground floor space shall be those which are **visitor-serving** commercial. Visitor-serving commercial uses include but are not limited to: hotels, motels, restaurants, recreational or tourist information facilities, souvenir, gift or novelty shops and/or services which will aid in the comfort/enjoyment of a tourist or regional guest’s visit to the area. All other land uses, which are not expressly prohibited as noted herein, shall be provisional or accessory uses; these uses must be approved, or conditionally approved, via the redevelopment permit process.

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Laundromat*	x	x	•	○	○	○	x	x	A
Libraries	•	•	•	•	•	○	x	x	A
Mortuaries	○	○	○	○	○	○	x	x	A
Motels*	○	x	○	x	x	x	x	x	•
Music School**	○	○	○	○	○	○	x	x	x
Nail Salons	•	•	•	•	•	○	x	x	○
Office Equipment Rental/Sales	○	•	•	○	○	○	○	x	x
Parking Lot/Structures	•	•	•	•	•	•	•	•	○
Private Secondary Schools	x	x	x	x	x	x	x	x	○
Professional Care Facility	x	x	x	x	x	x	x	x	○
Shoe/Garment Repair	•	•	•	•	•	○	x	x	○
Time Shares	○	○	○	○	x	x	x	x	x
Travel Agent	•	•	•	•	•	○	x	x	○
Word Processing Services*	○	•	•	○	○	○	○	x	x
<b>ENTERTAINMENT &amp; REC.</b>									
Art Gallery	•	•	•	•	•	○	x	x	•
Bar/Cocktail Lounge*	A	x	A	A	x	x	x	x	A
Bowling Alleys***	○	x	○	○	x	x	x	x	○
Cinema (Theater)*	○	x	x	○	x	x	x	x	○
Fortune Teller (as defined in §5.50.010(c) of the CMC)	○	x	x	x	x	x	x	x	x
Ice/Roller Skating Rinks***	x	x	○	○	x	○	x	x	○

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Museums*	•	•	•	•	•	x	x	x	•
Night Club*	○	○	○	x	x	x	x	x	A
Parks	•	•	•	•	•	•	•	•	•
Performing Arts (Cultural Facility)*	○	x	○	○	○	x	x	x	○
Pinball Machine Arcade*	○	x	○	x	x	x	x	x	A
Pool Hall/Billiards Parlor*	○	○	•	○	○	x	x	x	x
Private Clubs/Lodges	○	○	○	x	x	○	x	x	x
Swim Clubs***	x	x	○	○	x	○	x	x	○
Tennis Clubs***	x	x	○	○	x	○	x	x	○
Video Game Arcade*	○	x	○	x	x	x	x	x	A
<i>FOOD SERVICES</i>									
Fast Food Restaurant (Large)*	○ <sup>(3)</sup>	•	•	x	x	x	x	x	x
Fast Food Restaurant (Small)	• <sup>(3)</sup>	•	•	x	•	x	x	x	x
Quick Stop Food Store*	x	x	•	x	x	x	x	x	○
Restaurant w/Entertainment*	○	○	•	○	○	x	x	x	○
Restaurant	•	•	•	•	•	x	x	x	•
Sidewalk Cafe*	○	○	x	○	○	x	x	x	○

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LAND USES	1	2	3	4	5	6	7	8	9
<b>LIGHT INDUSTRIAL</b>									
Auction Houses/Stores	x	x	x	x	x	○	x	x	x
Boat Building (Limited to those craft which may be transported over a single highway without permit)	x	x	x	x	x	○	x	x	x
Cabinet Shops	x	x	x	x	x	•	x	x	x
Ceramic Products Manufacturer	x	x	x	x	x	○	x	x	x
Electronics Assembly	x	x	x	x	x	○	x	x	x
Research Laboratories	x	x	x	x	x	○	x	x	x
Frozen Food Lockers	x	x	x	x	x	○	x	x	x
Glass Studios (Edging, beveling and silvering in connection with sale of mirrors and glass for decorating)	○	○	x	○	○	○	x	x	x
Laundries	x	x	x	x	x	○	x	x	x
Machine Shops	x	x	x	x	x	○	x	x	x
Manufacturing Plants (Small Scale)	x	x	x	x	x	○	x	x	x
Motion Picture Laboratories	x	x	x	x	x	○	x	x	x
Musical Instrument Manufacturer	x	x	x	x	x	○	x	x	x
Parcel Delivery Service	x	x	x	x	x	•	x	x	x
Plumbing Shop	x	x	x	x	x	•	x	x	x

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<b><i>LAND USES</i></b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>
Plumbing Shop Supply Yards	x	x	x	x	x	•	x	x	x
Public Scales	x	x	x	x	x	○	x	x	x
Sheet Metal Shops	x	x	x	x	x	○	x	x	x
Stained Glass Studios	○	○	○	○	○	•	x	x	○
Storage Buildings/Warehouses	x	x	x	x	x	•	x	x	x
Testing Laboratories	x	x	x	x	x	○	x	x	x
Tire Rebuilding	x	x	x	x	x	○	x	x	x
Tire Recapping	x	x	x	x	x	○	x	x	x
Tire Retreading	x	x	x	x	x	○	x	x	x
Wholesale Businesses	x	x	x	x	x	•	x	x	x
<b>OFFICES*</b>									
Accountants	○	•	•	○	○	○	•	○ <sup>(1)</sup>	x
Administrative	○	•	•	○	○	○	•	○ <sup>(1)</sup>	x
Advertising Agencies	○	•	•	○	○	○	•	○ <sup>(1)</sup>	x
Appraisers	○	•	•	○	○	○	•	○ <sup>(1)</sup>	x
Architects/Planners	○	•	•	○	○	○	•	○ <sup>(1)</sup>	x
Attorneys	○	•	•	○	○	○	•	○ <sup>(1)</sup>	x
Consultants	○	•	•	○	○	○	•	○ <sup>(1)</sup>	x
Contractors Offices	○	•	•	○	○	○	•	x	x
Employment Agencies	○	•	•	○	○	○	•	x	x

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<b>LAND USES</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>
Engineers	○	•	•	○	○	○	•	○ (1)	x
Escrow Offices	○	•	•	○	○	○	•	○ (1)	x
Financial Institution (Full)*	○	•	•	x	x	x	x	x	○
Financial Institution (Limited)*	•	•	•	x	•	x	x	•(1)	x
Government Offices	○	•	•	○	○	○	•	x	x
Insurance Agencies	○	•	•	○	○	○	•	•(1)	x
Investment Services	○	•	•	○	○	○	•	•(1)	x
Labor Union Offices	○	•	•	○	○	○	•	x	x
Medical Therapy Office*	○	•	•	•	•	○	•	•(1)	○
Medical Treatment Office*	○	○	•	○	○	○	•	○ (1)	○
Medical Treatment Offices (w/incidental pharmacies and medical labs)	○	○	•	○	○	○	•	○ (1)	○
Real Estate Brokers	○	•	•	○	○	○	•	•(1)	x
Title Companies	○	•	•	○	○	○	•	•(1)	x
<b>RESIDENTIAL</b>									
Live/Work Studio*	○	x	x	○	○	○	x	○	x
Managed Living Units*	x	x	x	○	○	○	○	○	x
Mixed Use (Residential and Commercial) (1000)	•(2)	•(2)	x	•(2)	○ (2)	○	x	•	•(2)
Multi-Family Dwelling*	○	•(1)	○	•	○	x	○	•	x
Second Dwelling Units	x	x	x	○	○	x	x	○	x
Single-Family Dwelling	x	x	x	•	•	○	x	•	x

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- ☒ For all Village properties which are also located within the Coastal Zone, the primary permitted land uses for all ground floor space shall be those which are **visitor-serving** commercial. Visitor-serving commercial uses include but are not limited to: hotels, motels, restaurants, recreational or tourist information facilities, souvenir, gift or novelty shops and/or services which will aid in the comfort/enjoyment of a tourist or regional guest’s visit to the area. All other land uses, which are not expressly prohibited as noted herein, shall be provisional or accessory uses; these uses must be approved, or conditionally approved, via the redevelopment permit process.

## **LAND USES**

## ALLOWABLE LAND USES

The land uses noted below are listed in alphabetical order by category and according to land use district.

The chart provides information on the type of land uses which are permitted, provisionally permitted or not permitted within a given land use district. Definitions for these categories can be found on page 35.

Following the land use charts are “**Provisional Land Use Standards**” which are listed by either category or specific use; these standards are provided for selected provisional land uses to identify special considerations, findings and conditions which will be used to determine whether or not the identified use will be permitted within the subject land use district.

	LAND USE DISTRICTS								
LAND USES	1	2	3	4	5	6	7	8	9
<b>RETAIL BUSINESSES</b>									
Accessories	•	•	•	•	•	○	x	x	A
Antiques	•	•	•	•	•	○	x	x	○
Appliances	•	•	•	x	•	○	x	x	x
Arts/Crafts	•	•	•	•	•	○	x	x	x
Bakery/Candy/Creamery	•	•	•	•	•	○	x	x	○
Books	•	•	•	•	•	○	x	x	○
Clocks	•	•	•	•	•	○	x	x	○
Clothing/Shoes	•	•	•	•	•	○	x	x	○
Coffee Houses/Tea Rooms	•	•	•	•	•	○	x	x	•
Drug Store	•	•	•	x	•	○	x	x	○
Dry Goods	•	•	•	x	•	○	x	x	○
Electronic Equipment	•	•	•	x	•	○	x	x	A
Farmer’s Market	○	x	x	x	x	○	x	x	x
Florist	•	•	•	•	•	○	x	x	○
Furniture/Floor Coverings	•	•	•	x	•	○	x	x	x
Gifts	•	•	•	•	•	○	x	x	•
Grocery Store/Delicatessen/Meat Market	•	•	•	•	•	○	x	x	○
Hardware	•	•	•	x	•	○	x	x	x
Hobby Items/Toys	•	•	•	•	•	○	x	x	○

## District Uses

The key for the chart is:

• Permitted Use	A Accessory Use
○ Provisional Use	x Not Permitted

### Footnotes

- (1) Office uses permitted on Roosevelt Street only.
- (2) The ground floor of all approved mixed use projects shall be devoted to commercial uses.
- (3) No drive-thrus.

\* See specific land use under Provisional Use Standards.

\*\* See Self-Improvement Services under Provisional Use Standards.

\*\*\* See Sport Entertainment Uses under Provisional Use Standards.

### General Notes

- ☒ Outdoor seating in ROW is permitted in Districts 1, 2, 5 & 9, only with a provisional use permit approved by the Housing & Redevelopment Director.
- ☒ All existing uses which are noted as “not permitted” within a land use district noted on this land use chart shall be allowed to remain pursuant to the non-conforming regulations set forth within this chapter. No expansion or intensification of non-conforming uses will be permitted.
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LAND USES	1	2	3	4	5	6	7	8	9
Ice Cream/Frozen Yogurt	•	•	•	•	•	○	x	x	•
Interior Decorator w/Goods	•	•	•	•	•	○	x	x	x
Jewelry	•	•	•	•	•	○	x	x	○
Linens	•	•	•	•	•	○	x	x	x
Liquor/Tobacco	•	•	•	x	•	○	x	x	•
Luggage	•	•	•	x	•	○	x	x	○
Music Instruments/Supply	•	•	•	x	•	○	x	x	x
Newsstand	•	•	•	•	•	○	x	x	•
Office Supply/Stationery/Cards	•	•	•	x	•	○	x	x	○
Optical Goods/Services	•	•	•	•	•	○	x	x	x
Paint/Wallpaper	•	•	•	x	•	○	x	x	x
Pets	•	•	•	x	•	○	x	x	x
Photo Supply/Stationery/Cards	•	•	•	•	•	○	x	x	○
Picture Framing/Art Gallery	•	•	•	•	•	○	x	x	○
Portrait Studios/Photographers	•	•	•	•	•	○	x	x	x
Post Office/Parcel Service	•	•	•	x	•	○	x	x	x
Recordings (tapes, CD's, Records)	•	•	•	•	•	○	x	x	○
Sporting Goods/Bicycles	•	•	•	•	•	○	x	x	○
Stamps/Coins/Collectibles	•	•	•	•	•	○	x	x	○

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### Footnotes

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LAND USE DISTRICTS									
LAND USES	1	2	3	4	5	6	7	8	9
Video Sales/Rental	•	•	•	•	•	○	x	x	○
MISCELLANEOUS									
Churches (or similar facilities)	○	○	○	○	○	○	○	○	○
Youth Facilities	x	○	○	○	○	○	○	○	x
Trailer Park	x	x	x	x	x	x	x	x	○

## Transportation Corridor

Portions of Land Use Districts 1, 4, and 6 which are located within the Village Redevelopment Area are also located within the Transportation Corridor. The shaded area on the map that follows, indicates the areas within Districts 1, 4, and 6 which are located within the Transportation Corridor.

Notwithstanding the previous land use charts and the Carlsbad Municipal Code, for those properties which are located both within the Village Redevelopment Area and the Transportation Corridor, the following land uses are the **only** uses which will be **permitted**:

Field and Seed Crops; Truck Crops; Horticulture Crops; Orchards and Vineyards; Tree Farms; Fallow Lands; Light-Rail Transmission Facilities; Light-Rail Maintenance/Repair Facilities; Light-Rail Stations; Passive Open Space; Bicycle Paths; Pedestrian Trails; Private or Public Parking Lots; and Railroad Tracks.

Any other use, including commercial and retail businesses, mixed use projects or residential projects, shall not be permitted without the completion of a Master Plan for the Transportation Corridor which would need to be reviewed and approved by the California Coastal Commission as Local Coastal Program Amendment.

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The key for the chart is:

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## LAND USES